

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Flanigans Enterprises, Inc./
Flanigans Liquor Store

Case #: 87-R-02

Date: 9/24/02

Comments:

1. The survey provided indicates a building 65.1 ft. X 75.2 ft., being two floors, and totaling 9791 s.f. of proposed retail use. The resulting parking space requirement per Section 47-20 Table 2 @ 1/250 s.f. would be 39 spaces. The site indicates approximately 45 spaces, including two handicapped.
2. A stop sign and bar are required four (4) feet from the west side of sidewalk at N.E. 18th Avenue. The site plan shall indicate as existing or propose new on owner's property.
3. The 18.7 ft. access from N.E. 51 Street is less than the minimum 20 ft. width required for two directional travel. Please indicate on the plan whether this access is an ingress or egress, and sign and markings shall be displayed to notify motorists.
4. Additional pavement markings are needed (unless already existing) on the site to indicate direction of travel through the parking lot. The angled spaces shall be one-way.
5. Indicate whether the area off the west end of the parking is a backout area for parking and so indicate it on the site plan.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Flanigans Enterprises, Inc./
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Comments:

Table 704.1 FBC applies to occupancy separation requirements at permit phase.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Flanigans Enterprises, Inc./
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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Flanigans Enterprises, Inc./
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Date: 9/24/02

Comments:

1. Landscape sketch needs to contain all required information, such as the labeling of all plant material as to species and size. Also, verify that the total parking area that would be associated with the proposed use is shown.
2. A general site inspection will be made to verify any applicable Code compliance requirements for the general property area. (This would probably be Landscape Maintenance).
3. The Landscape sketch needs to include a definitive street tree scheme for all street frontages. (If there are existing trees, they can be used as part of the scheme).
4. Indicate requirements for irrigation.
5. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.)

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Division: Planning

Member: Jimmy Koeth
828-5276

Project Name: Flanigans Enterprises, Inc./
Flanigans Liquor Store

Case #: 87-R-02

Date: 9/24/02

Comments:

1. Provide original site plan approval documentation. Discuss with Zoning Rep. and applicant at the meeting.
2. Discuss parking with Zoning Rep. Cannot count parking outside of property line for required parking count.
3. Provide entire site plan. Incomplete site plan submitted. In addition, provide full sheet site plan.
4. Provide landscape plan. Discuss provision for additional landscaping along street and building visible from neighboring residential uses.
5. Provide additional architectural detailing to building's South and East elevations.
6. Provide setbacks (dimensions) to the property lines on site plan, elevations and floor plan. Provide roof plan indicating screening of any mechanical equipment.
7. Provide table indicating the required and all proposed setbacks for the project. Provide table on the site plan as part of the site data information area.
8. Provide a text narrative to include but not limited to: loading/service systems, maintenance operations, et. al.
9. Recommend presenting proposal to neighborhood association and neighbors for public input.
10. Label all colors on elevations. Also, provide color rendering.

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11. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
12. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47.3, Neighborhood Compatibility, ULDR pages 492-498.11, prior to item being placed on a Planning and Zoning Board agenda.
13. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Flanigans Enterprises, Inc./
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Comments:

1. The cash register should not be placed directly next to the entrance/exit door. This will make it very easy for a robbery to take place in a quick and discreet manner.
2. A CCTV system should cover the entrance/ exit doors, counter area, and any areas that cannot be seen by the clerk while standing at the counter. All areas monitored should be recorded to a video at a remote location. Videos should be stored for a minimum of 30 days.
3. A panic alert system should be installed at the counter. The button should be strategically placed for easy access, as well as to allow business to be transacted without setting off false alarms.
4. A drop safe should be installed behind the counter.
5. All employees should be trained in the areas of robbery prevention and personal safety should a robbery occur.
6. A perimeter alarm system should be installed that includes all doors and windows.
7. All glass windows and doors should be made of impact-resistant material.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Flanigans Enterprises, Inc./
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Comments:

1. Provide a complete site plan.
2. Provide a parking calculation table for existing building and new addition pursuant to section 47-20.2.
3. Provide a copy of the parking agreement with the adjacent shopping plaza.
4. Parking spaces required for the new addition shall comply with section 47-20.11.
5. Provide elevations of the existing building and new addition.
6. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
7. All roof-mounted equipment shall be screened from view pursuant to section 47-19.2.Z.
8. Additional comments may be forthcoming at DRC meeting.